



Planning Department

**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts 01720  
Telephone (978) 929-6631  
Fax (978) 929-6340  
planning@acton-ma.gov

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**MEMORANDUM**

**To:** Planning Board

**Date:** November 22, 2011

**From:** Roland Bartl, AICP, Planning Director *R. B.*

**Subject:** Vote December 6, 2011: Bond Release - Robbins Mill Subdivision/PCRC

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The developer, Pulte Homes, has requested the final release of the performance bond for the Robbins Mill Development, see attached. It has been our operating policy that we handle interim reductions in the amounts of performance guarantees administratively at the department level, but that final bond releases will not be done without the affirmative vote of the Planning Board.

It is my belief that the improvements covered under the performance guarantee<sup>1</sup> have been completed. See also the attached notices from Engineering and Recreation. I recommend a vote to release the bond at this time. Board members might wish to take a look at the development before taking this action. Final endorsed plans can be viewed in the Engineering Department.

Town Meeting voted in April to accept the streets in the subdivision and to accept the various common land parcels slated for public ownership. While this has nothing directly to do with the requested bond release, I am at this time following up to see if the various deeds have been executed and recorded. I hope to be able to report on this at the 12/6 meeting.

**Cc:** Mark Mastroianni, Pulte Homes

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<sup>1</sup> The Planning Board decision #02-09 approving the project states in section 3.3.26: "The performance guarantee shall cover the usual and customary items under the Subdivision Rules, plus the following accessory items: the sidewalk along Carlisle Road; all other work related to Carlisle Road and its intersection with Main Street; the trail head parking lot on parcel 7; the recreation facilities on parcel 9, including playground equipment; and the common land boundary demarcations."

**From:** Mark Mastroianni [mailto:Mark.Mastroianni@PulteGroup.com]  
**Sent:** Thursday, November 10, 2011 1:06 PM  
**To:** Roland Bartl  
**Cc:** Kim Gorman; Planning Department; John E. Engdahl; Mark Mastroianni  
**Subject:** Robbins Mill Estates - Bond Release Request

Dear Roland,

I am writing to renew Pulte's bond release request for the completed Robbins Mill Estates project.

The project is complete and at this time; I am aware of no outstanding obligations remaining to be completed. See below email received from the Engineering Department.

By means of this email, we hereby request the release of Bond No. 08779862 in the amount of \$1,575,400.00 which is being held by the Town.

If you have any questions or concerns or require any additional information, please do not hesitate to contact me.

Thank you  
Mark

Mark Mastroianni  
Land Project Manager  
Pulte Homes of New England LLC  
115 Flanders Road, Suite 200  
Westborough, MA 01581  
direct: 508-621-0876  
fax: 508-870-0408  
email: mark.mastroianni@pultegroup.com

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**From:** Paul Campbell [mailto:pcampbell@acton-ma.gov]  
**Sent:** Thursday, November 10, 2011 11:20 AM  
**To:** Planning Department  
**Cc:** Engineering Department; Mark Mastroianni  
**Subject:** RE: Robbins Mill - As Built Punchlist

I've been working with the contractor for Pulte and they've completed the remaining punchlist items.

Thank you,  
Paul Campbell  
Engineering Department  
978-929-6630

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Roland,

Yes, I am. You can return their bond.

Thanks,  
Cathy

*Cathy Fochtman, CPRP, CPSI*

*Recreation Director  
Town of Acton  
472 Main Street  
Acton, MA 01720  
978-929-6640 ext. 0  
978-929-6340 fax*

**From:** Roland Bartl  
**Sent:** Friday, November 18, 2011 4:41 PM  
**To:** Catherine Fochtman  
**Subject:** Robbins Mill

Are you reasonably okay with the recreation area improvements at Robbins Mill. Just double-checking. Pulte wants their bond money returned.  
Please advise.

Roland Bartl, AICP  
Planning Director  
472 Main Street  
Acton, MA 01720  
(978) 929-6631

